

June Lake Community Design Review Workshop #1



June Lake Community Center
January 16, 2008

WORKSHOP SUMMARY

Community Design Review Workshop #1

On Wednesday, January 16, 2008, over 65 residents, second home owners and visitors attended a Workshop at the June Lake Community Center. After a brief Citizens Advisory Committee meeting, with the election of new chair, Jerry Allendorf, Darin Dinsmore and Theresa May Duggan of Regional Planning Partners were introduced.

Participants reviewed the June Lake Design Guidelines that were developed by the Community in 2001-2002 through a series of 10 workshops. Darin presented slides and photos of relevant examples from several mountain communities with similar issues/opportunities. Photos boards representing visual preferences of residents from the workshops were reviewed including: commercial and residential buildings, vistas, landmarks, streets and open.

At the end of the presentation, participants worked together in eight groups to complete four assignments. Each group had two page posters of the June Lake Design Guidelines and a handout of the guidelines and was asked to:

- 1. Read the guidelines and circle your top ten priorities individually.***
- 2. Mark those priorities on the poster***
- 3. As a group discuss and circle the top three priorities***
- 4. List what's missing from the guidelines***

It was agreed at the beginning of the interactive exercise that the Trails section of the Guidelines had already been identified as a priority by the community. A subcommittee has already been established to address trail opportunities.

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Workshop Summary

The following summary is based on the team presentations. Each team presented what they felt were the most important priorities in the Guidelines. Team notes have been typed up and are included on the following pages.

Teams selected top guidelines from the following categories: Community Structure, New Neighborhood/Resort, Rodeo Grounds.

Priorities included:

- 1. Preserve June Lake's visual quality (3)**
- 2. Protect views, ridgelines and natural landmarks (3)**
- 3. Incorporate affordable and employee housing as an integral part of the resort (2)**
- 4. Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents. New developments which attract workers shall provide employees with on-site or nearby affordable housing units. (2)**
- 5. Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal (2)**
- 6. Site and design buildings to match the height, scale and setback of existing structures (1)**
- 7. Incorporate existing cultural built and natural heritage features (1)**
- 8. Protect views and vistas of ridgelines, built and natural landmarks (1)**
- 9. Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities (1)**
- 10. Minimize visual obstruction of the natural environment surrounding the community (1)**
- 11. Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists (1)**
- 12. Minimize impact on natural environment (1)**

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13. Provide public plaza/squares/open space in the Village and Rodeo Grounds (1)
14. Allow no gated communities (1)

What ideas, requirements or guidelines are missing?

- Height restrictions
- Follow June Lake Area Plan and Mono County Guidelines
- Successful Implementation
- Community Church and/or school
- Height, Density, PAOT, and affordable housing details
- Requirements to distribute traffic to minimize congestion
- Employee and affordable housing incorporated into the plan
- Community residential housing options
- Ability to move people
- The more people we get we need to find ways to move people in a calm and easy manner—to preserve the June Lake experience. Confusion should be avoided
- June Lake is a low key experience

Other Considerations Discussed/Questions Asked

In addition to the above defined priorities, participants asked:

- What are the connections/commitment and guarantees between approval of the project and improvements to the mountain infrastructure?
- How will the project be phased and what are the community benefits that will be built upfront?
- How do we ensure that June Lake will remain a low key and calm place to relax and enjoy the natural environment?
- If there is a tall building, could it be unique, designed to be a June Lake landmark that would be a building of "enduring value and beauty"?

The following pages include summaries of each team notes. **Team PRIORITIES are in bold.**

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Team Summaries

TEAM 1

COMMUNITY STRUCTURE

Community Character:

- Protect views and vistas of ridgelines, built and natural landmarks
- Create new views and vistas to prominent built or natural landmarks through the locations of streets, intersections and sensitive site design

Landmarks, Views and Vistas:

- Preserve June Lake's visual quality
- Minimize visual obstruction of the natural environment surrounding the community

Street Network:

- Ensure the street network accommodates all users
- Minimize impact on the natural environment
- Provide direct/safe/accessible pedestrian links, and utilize opportunities in the Village to improve connections

Parks, Open Spaces and Lakefronts:

- Design parks and open spaces for year-round use
- Design new neighborhoods to allow for appropriate public access to important natural features

NEW NEIGHBORHOOD/RESORT

New Residential Design:

- Insert the buildings to fit "into the landscape"
- Site and design buildings to match the height, scale and setback of existing structures
- Retain natural vegetation and quality trees wherever possible
- Incorporate adequate snow-storage areas into the site design

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- Screen propane tanks (and consolidate), retaining walls and garbage enclosures

Rodeo Grounds:

- **Preserve June Lake's visual quality EVERYWHERE**
- **Protect views, ridgelines and natural landmarks**
- Create a variety of resident and visitor housing in each phase of the development
- **Incorporate affordable and employee housing as an integral part of the resort**
- Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights

What's missing?

- Height



TEAM 2

COMMUNITY STRUCTURE

Community Character

- Incorporate topographical/natural features including significant vegetation
- Protect views and vistas of ridgelines, built and natural landmarks
- Create new views and vistas to prominent built or natural landmarks through the location of streets, intersections and sensitive site design
- Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities

Landmarks, Views and Vistas

- Preserve June Lake's visual quality

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- Promote scenic views from commercial establishments and roadways
- Provide special attention to public building design

Street Network

- **Ensure the street network accommodates all intended users: automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists**
- Provide direct/safe/accessible links, and utilize opportunities in the Village to improve connections
- Optimize passive solar gain with the alignment of new streets (east-west street orientation to maximize southern exposure of buildings)

Parks, Open Spaces and Lakefronts

- Design parks and public spaces for year-round use
- Locate parks as focal points in the community with appropriate street frontage
- Provide public plaza/squares/open space in the Village and Rodeo Grounds
- Connect parks, open spaces and lakefronts with a continuous trail system
- Maintain public access to important natural features and public areas

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- Site and design buildings to match the height, scale and setback of existing structures
- Specify cladding and roofing materials, colors and building details that respect the mountain village character
- Design buildings to promote “eyes on the street”
- Incorporate adequate snow-storage areas into the site design

Rodeo Grounds

- **Preserve June Lake’s visual quality**
- Protect views, ridgelines and natural landmarks
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Provide a mix of unit types, such as single detached, duplex, townhouses and medium density
- Incorporate affordable and employee housing as an integral part of the resort

Streetscape Guidelines

- Promote “eyes on the street”
- Use a variety of housing design to create interesting streetscapes

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Housing Options for Residents

- **Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents. New developments which attract workers shall provide employees with on-site nearby affordable housing units. Where compatible with zoning and Community Design Guidelines, promote the construction of mixed uses that emphasize affordable housing**

What's Missing?

- Follow June Lake Area Plan and Mono County Guidelines



TEAM 3

COMMUNITY STRUCTURE

Community Character

- Provide consistent street elements to complement and unify the community
- Incorporate topographical/natural features including significant vegetation
- Protect views and vistas of ridgelines, built and natural landmarks
- Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities
- **Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities**

Landmarks, Views and Vistas

- Preserve June Lake's visual quality
- Provide special attention to public building design

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Parks, Open Spaces and Lakefronts

- Design parks and open spaces for year-round use
- Locate parks as focal points in the community with appropriate street frontage
- **Provide public plaza/squares/open space in the Village and Rodeo Grounds**

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- Retain natural vegetation and quality trees wherever possible
- Specify cladding and roofing materials, colors and buildings details that respect the mountain village character
- Screen propane tanks (and consolidate), retaining walls and garbage enclosures
- Maintain proper fire clearance

Rodeo Grounds

- **Preserve June Lake’s visual quality**
- Protect views, ridgelines and natural landmarks
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Incorporate affordable and employee housing as an integral part of the resort
- Orient buildings and activities toward the street
- Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights
- Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights

Streetscape Guidelines

- Locate and design garages so they do not dominate the streetscape
- Allow no gated communities
- Design corner buildings to create detailed street edges
- Use a variety of housing design to create interesting streetscapes

Housing Options for Residents

- Expand June Lake’s supply of year-round housing

What’s Missing?

- Successful Implementation

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TEAM 4

COMMUNITY STRUCTURE

Community Character

- Provide consistent street elements to complement and unify the community
- **Protect views and vistas of ridgelines, built and natural landmarks**
- Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities
- Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities

Landmarks, Views and Vistas

- Preserve June Lake's visual quality
- Ensure corner buildings are designed to relate to the street and respect the pedestrian environment
- Maintain consistent building setbacks, building heights, and ensure that upper stories on taller buildings are stepped back from the street

Street Network

- Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists
- **Minimize impact on natural environment**
- Provide traffic calming elements on local roads
- Optimize passive solar gain with the alignment of new streets (east-west street orientation to maximize southern exposure of buildings)

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Parks, Open Spaces and Lakefronts

- Design parks and public spaces for year-round use
- Locate active recreational uses and many associated parking facilities in a manner that minimizes conflict with adjacent residential uses
- Connect parks, open spaces and lakefronts with a continuous trail system

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the building to fit “into the landscape”
- Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal
- Retain natural vegetation and quality trees wherever possible
- Landscape with native plants and limit the amount of maintained turf

Rodeo Grounds

- Protect views, ridgelines and natural landmarks
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Provide a mix of unit types, such as single detached, duplex, townhouses and medium density
- Incorporate affordable and employee housing as an integral part of the resort
- Provide a mix of transportation alternatives with potential future connections to transit

Streetscape Guidelines

- Allow no gated communities

Housing Options for Residents

- Promote the development of a variety of quality housing alternatives for residents and visitors. New housing projects should provide a mix of housing alternatives to meet the demands of residents and tourists
- **Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents. New developments which attract workers shall provide employees with on-site nearby affordable housing units. Where compatible with zoning and Community Design Guidelines, promote the construction of mixed uses that emphasize affordable housing**

What's Missing?

- Church and/or school

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TEAM 5

COMMUNITY STRUCTURE

Community Character

- Incorporate existing cultural built, and natural heritage features
- Protect views and vistas of ridgelines, built and natural landmarks

Landmarks, Views and Vistas

- **Minimize visual obstruction of the natural environment surrounding the community**
- Maintain consistent building setbacks, buildings heights and ensure that upper stories on taller buildings are stepped back from the street

Street Network

- Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists
- Minimize impact on natural environment

Parks, Open Spaces and Lakefronts

- Design new neighborhoods to allow for appropriate public access to important natural features
- Provide public plaza/squares/open space in the Village and Rodeo Grounds
- Connect parks, open spaces and lakefronts with a continuous trail system
- Locate a neighborhood park in Down Canyon adjacent to the new fire station. Design the facility to function as a community place with outside-accessible public washrooms and a water fountain

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NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- **Site and design buildings to match the height, scale and setback of existing structures**
- Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal
- Retain natural vegetation and quality trees wherever possible
- Landscape with native plants and limit the amount of maintained turf
- Specify cladding and roofing materials, colors and buildings details that respect the mountain village character

Rodeo Grounds

- Preserve June Lake’s visual quality
- **Protect views, ridgelines, and natural landmarks**
- Incorporate topographical/natural features including significant vegetation
- Incorporate affordable and employee housing as an integral part of the resort
- Avoid gated communities and double frontage lots
- Maximize underground and on-street parking
- Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights

Streetscape Guidelines

- Use a variety of housing design to create interesting streetscapes

Housing Options for Residents

- **Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents. New developments which attract workers shall provide employees with on-site nearby affordable housing units. Where compatible with zoning and Community Design Guidelines, promote the construction of mixed uses that emphasize affordable housing**

What’s Missing?

- Height, Density, PAOT, and affordable housing

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TEAM 6

COMMUNITY STRUCTURE

Community Character

- Create new views and vistas to prominent built or natural landmarks through the location of streets, intersections and sensitive site design
- Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities
- Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities

Landmarks, Views and Vistas

- Preserve June Lake's visual quality
- **Minimize visual obstruction of the natural environment surrounding the community**
- Link June Lake's community areas visually
- Maintain consistent building setbacks, buildings heights and ensure that upper stories on taller buildings are stepped back from the street

Street Network

- Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists
- Minimize impact on natural environment
- Provide traffic calming elements on local roads

Parks, Open Spaces and Lakefronts

- Provide public plaza/squares/open space in the Village and Rodeo Grounds

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- Connect parks, open spaces and lakefronts with a continuous trail system

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal
- Retain natural vegetation and quality trees wherever possible
- **Landscape with native plants and limit the amount of maintained turf**
- Specify cladding and roofing materials, colors and buildings details that respect the mountain village character

Rodeo Grounds

- Protect views, ridgelines, and natural landmarks
- Incorporate topographical/natural features including significant vegetation
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Provide a mix of unit types, such as single detached, duplex, townhouses and medium density
- Create a variety of resident and visitor housing in each phase of the development
- Incorporate affordable and employee housing as an integral part of the resort

Streetscape Guidelines

- **Allow no gated communities**

Housing Options for Residents

- Promote the development of an adequate supply of affordable housing and employee housing for present and future June Lake residents. New developments which attract workers shall provide employees with on-site nearby affordable housing units. Where compatible with zoning and Community Design Guidelines, promote the construction of mixed uses that emphasize affordable housing

What's Missing?

- Height as an option
- Distribute traffic to minimize congestion
- Employee and affordable housing being worked into the plan

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TEAM 7

COMMUNITY STRUCTURE

Community Character

- Provide consistent street elements to complement and unify the community
- Incorporate topographical/natural features including significant vegetation
- Protect views and vistas of all ridgelines, built and natural landmarks

Landmarks, Views and Vistas

- Preserve June Lake's visual quality
- Minimize visual obstruction of the natural environment surrounding the community

Street Network

- Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists
- Provide a well-integrated road network. Capitalize on opportunities to connect to the existing street network
- Maximize connections between roads to distribute traffic, increase route options and reflect the patterns of the existing Village
- Provide direct/safe/accessible pedestrian links, and utilize opportunities in the Village to improve connection
- Optimize passive solar gain with the alignment of new streets (east-west street orientation to maximize southern exposure of buildings)

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Parks, Open Spaces, and Lakefronts

- Design new neighborhoods to allow for appropriate public access to important natural features
- Provide public plaza/squares/open space in the Village and Rodeo Grounds
- Connect parks, open spaces and lakefronts with a continuous trail system
- Maintain public access to important natural features and public areas

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- **Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal**
- Landscape with native plants and limit the amount of maintained turf
- Design structures with the front door facing the street, and limit garage dominance along the streetscape
- Screen propane tanks (and consolidate), retaining walls and garbage enclosures
- Maintain proper fire clearance

Rodeo Grounds

- **Protect views, ridgelines, and natural landmarks**
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Provide a mix of unit types, such as single detached, duplex, townhouses and medium density
- Avoid gated communities and double frontage lots

Streetscape Guidelines

- Orient buildings and activities toward the street
- Locate and design garages so they do not dominate the streetscape
- **Allow no gated communities**
- Use a variety of housing design to create interesting streetscapes

What's Missing?

- Community residential housing options

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TEAM 8

COMMUNITY STRUCTURE

Community Character

- **Incorporate existing cultural built, and natural heritage features**
- Incorporate topographical/natural features including significant vegetation
- Protect views and vistas of all ridgelines, built and natural landmarks
- Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities
- Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities

Landmarks, Views and Vistas

- Preserve June Lake's visual quality
- Minimize visual obstruction of the natural environment surrounding the community

Street Network

- Minimize impact on natural environment
- Provide a well-integrated road network. Capitalize on opportunities to connect to the existing street network
- Maximize connections between roads to distribute traffic, increase route options and reflect the patterns of the existing Village
- Provide traffic calming elements on local roads
- Optimize passive solar gain with the alignment of new streets (east-west street orientation to maximize southern exposure of buildings)

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Parks, Open Spaces and Lakefronts

- Design new neighborhoods to allow for appropriate public access to important natural features
- Provide public plaza/squares/open space in the Village and Rodeo Grounds
- Connect parks, open spaces and lakefronts with a continuous trail system
- Maintain public access to important natural features and public areas

NEW NEIGHBORHOOD/RESORT

New Residential Design

- Design the buildings to fit “into the landscape”
- **Design homes to fit the natural topography, use the building foundations as retaining walls and limit the amount of site grading and tree removal**
- Retain natural vegetation and quality trees wherever possible
- Design buildings to promote “eyes on the street”
- Incorporate adequate snow-storage areas in to the site design

Rodeo Grounds

- **Preserve June Lake’s visual quality**
- Protect views, ridgelines, and natural landmarks
- Link the Rodeo Grounds visually and physically to other community areas
- Use community trails to connect the resort to existing neighborhoods and open spaces
- Provide a mix of unit types, such as single detached, duplex, townhouses and medium density
- **Incorporate affordable and employee housing as an integral part of the resort**
- Design large buildings to look small, use a variety of materials to articulate the building façade and vary materials and building heights

Streetscape Guidelines

- Orient buildings and activities toward the street
- **Allow no gated communities**
- Use a variety of housing design to create interesting streetscapes

What’s Missing?

- Ability to move people
- The more people we get we need to find ways to move people in a calm and easy manner—to preserve the June Lake experience. Confusion should be avoided
- June Lake is a low key experience